

ENT 99135:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Oct 01 01:20 PM FEE 40.00 BY IP
RECORDED FOR Old Republic Title (Draper)
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
Justin R. Brewer and Anna K. Brewer
2852 W Shady Bend Lane
Lehi, UT 84043
File Number: 1937508CM

WARRANTY DEED

Justin R. Brewer and Anna K. Brewer GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Anna K. Westbrook, an unmarried woman GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

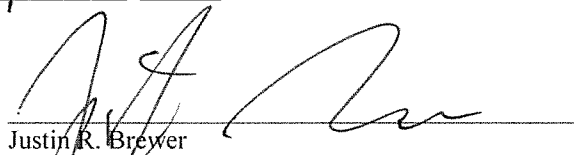
See Attached Legal Description


TAX ID NUMBER FOR PROPERTY: 66-092-0017

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

**This Deed is being executed to release any and all interest to Justin R. Brewer in accordance with that certain Divorce Decree filed on July 15, 2019 in the Fourth District Court, Provo, Utah County, Case #194400345.

WITNESS the hand of Grantor, this 26 day of September, 2019.

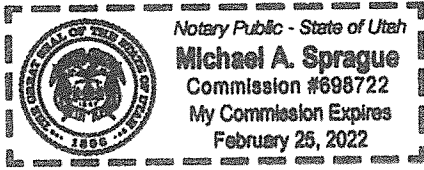

Justin R. Brewer


Anna K. Brewer

STATE OF: UTAH

COUNTY OF: Salt Lake County

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Justin R. Brewer.



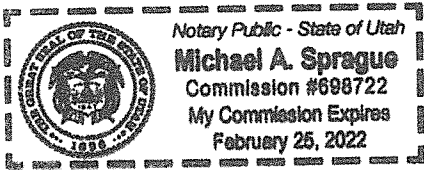
[Handwritten signature]

Notary Public
Residing In: Wright
Commission Expires: 02/25/22

STATE OF: UTAH

COUNTY OF: Salt Lake County

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Anna K. Brewer.



[Handwritten signature]

Notary Public
Residing In: Wright
Commission Expires: 02/25/22

EXHIBIT A

Lot 17, SHADOW RIDGE, PHASE 1 AMENDED, a Planned Community Development, according to the official plat thereof, on file and of record in the office of the Utah County Recorder.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).